



Request for City Council Committee Action from the Department of Community Planning & Economic Development

Date: April 18, 2013

To: Council Member Gary Schiff, Chair of Zoning and Planning Committee

Referral to: Zoning and Planning Committee

Subject: Referral from the March 25, 2013 City Planning Commission Meeting

Recommendation: See report from the City Planning Commission

Prepared by: Lisa Baldwin, Planning Commission Committee Clerk (612-673-3710)

Approved by: Jason Wittenberg, Manager, CPED – Land Use, Design and Preservation

Presenter in Committee:

1. Above the Falls Master Plan Update, Haila Maze, Principal Planner, 612-673-2098
4. Wetland Habitat Restoration, BZZ-5954, 2521-23 27th Ave S, Aly Pennucci, Senior Planner, 612-673-5342
6. NCW Properties LLC, BZZ-5937, 1113-17 16th Ave SE, Kimberly Holien, Senior Planner, 612-673-2402
7. Golden Nest Assisted Living and Adult Day Center, BZZ-5915, 2501 Taylor St NE, Janelle Widmeier, Senior Planner, 612-673-3156

Community Impact (use any categories that apply)

Other: See staff report(s) from the City Planning Commission

Background/Supporting Information Attached

The attached report summarizes the actions taken at the City Planning Commission meeting held on March 25, 2013. The findings and recommendations are respectfully submitted for the consideration of your Committee.

REPORT of the CITY PLANNING COMMISSION of the City of Minneapolis

The Minneapolis City Planning Commission, at its meeting on March 25, 2013 took action to **submit the attached comment** on the following items:

1. Above the Falls Master Plan Update (Wards: 1, 3, 4 and 5) ([Haila Maze](#)). This item was continued from the February 19, 2013 meeting.

A. Master Plan: Considering adoption of the *Above the Falls Master Plan Update* documents.

Action: The City Planning Commission recommended that the City Council **approve** the *Above the Falls Plan Update* document and **amend** the policy guidance for the area into the City's comprehensive plan with the following suggested change to the Strategies and Tools section, under Land Use Controls on page 198 of Chapter 9 of the draft document, the fourth bullet point:

"For areas identified as 'mixed use,' allow existing zoning to remain as long as current uses continue to operate in these areas, but permit rezoning to residential or mixed use development once conditions for the Vision Plan are met (see Vision Plan section)."

The City Planning Commission further recommends that CPED develop a partnership with businesses that would develop viable landscaping plans to improve the appearance of industrial sites in the area.

The comprehensive plan amendment is subject to final review and approval by the Metropolitan Council.

Aye: Gagnon, Huynh, Kronzer and Schiff

Nay: Cohen and Luepke-Pier

Absent: Wielinski

4. Wetland Habitat Restoration (BZZ-5954, Ward: 2), 2521-23 27th Ave S ([Aly Pennucci](#)).

A. Rezoning: Application by Donna Sanders, on behalf of Wetland Habitat Restorations, LLC, for a rezoning petition to add the IL Industrial Living Overlay District to the I1 Light Industrial District to allow for more flexibility in uses for the property located at 2521-23 27th Ave S, in the I1 Light Industrial District.

Action: The City Planning Commission recommended that the City Council adopt the findings and approve the rezoning petition to add the IL Industrial Living Overlay District to the existing I1 Light Industrial District for the property located at 2521-23 27th Ave S.

Approved on consent 5-0; Schiff not present for the vote

Absent: Wielinski

6. NCW Properties LLC (BZZ-5937, Ward: 2), 1113-17 16th Ave SE ([Kimberly Holien](#)).

A. Rezoning: Application by Nina Wong for a rezoning to add the TP, Transitional Parking overlay district for the property located at 1113-17 16th Ave SE, in the R1A district.

Action: The City Planning Commission recommended that the City Council adopt the findings and approve the application for rezoning to add the TP, Transitional Parking Overlay district for the properties located at 1113-17 16th Ave SE.

Approved on consent 5-0; Schiff not present for the vote

Absent: Wielinski

Approved on consent 5-0; Schiff not present for the vote

Absent: Wielinski

7. Golden Nest Assisted Living and Adult Day Center (BZZ-5915, Ward: 1), 2501 Taylor St NE ([Janelle Widmeier](#)).

A. Rezoning: Application by Hongjoo Lee, on behalf of Golden Nest, LLC, for a petition to rezone the property located at 2501 Taylor St NE from R2B Two-family Residence District to R4 Multiple-family Residence District.

Action: The City Planning Commission recommended that the City Council adopt the findings and approve the petition to rezone the property of 2501 Taylor St NE from the R2B district to the R4 district.

Approved on consent 5-0; Schiff not present for the vote

Absent: Wielinski

Approved on consent 5-0; Schiff not present for the vote

Absent: Wielinski